

## **Finance Board Meeting Minutes: March 31st, 2014**

**Attendees:** *George McCormack, Bill Previdi, Rachel Meredith-Warren, Russ Wilson, Dava Kilbride, Caroline Colarusso, Julie Desimone, Ben Caggiano; Stephen Dapkiewicz*

Mr Previdi assumed Chairmanship with Mr. Georgountzos unable to attend. Mr Previdi opened the meeting at 7:35 PM

Mr. Previdi called Mr. Cameron Bain to speak on the Bike Path/Greenway article(s). Mr. Bain one of the founding members of the Bike Path/Greenway committee emphasized he was not in favor of extending any leases that currently encroach on land that the bike path has possession of. Mr. Bain gave the board a history lesson of the bike path dating back several decades. Mr. McCormack asked about the town's ability to allow the building currently being leased by YMCA to remain with the current lease structure. Mr. Bain advised against this, the owner and the YMCA were aware of the situation when they built. Mr. Bain did concede if there is any lessee that deserved to stay it would be them. He also mentioned the building was a fire hazard. Mr. Bain said that most of the money in the bike path fund came from the sale of rails left over from old railroad tracks and not from rent.

Mr. Houghton was invited to present Article 5 on behalf of his client. Article 5 relates to the property at 42 Pleasant St. which sits behind and to the North of the SEEM Collaborate building 'aka' the old Central School. The property is a collection of single story commercial buildings. The developer Mr. Houghton represents is interested in purchasing barring the approval of a residential overlay. The developer proposes town houses that will be 30 feet apart and will need a variance to do this since the current code calls for 60 feet in between buildings. Mr. Houghton added that the condo's which will be 2 bed and 1-2 baths will sell for \$450,000. Mr. McCormack questioned that price especially with the addition of HOA fees. Mr. Houghton then suggested to make the price \$400,000 for tax purposes if desired. Mr. McCormack expressed that this was still high. The thought was seconded by Mr. Dapkiewicz and Ms. Colarusso. Mr. Houghton stated that it would certainly be more tax dollars than the town is receiving now, which is around \$20,700. The proposed town houses would reap roughly \$150,000 at the \$450,000 sale price.

Ms. Kilbride asked about the cost on the school system. Mr. Houghton referenced other projects by the developer and the impact was minimal. Ms. Kilbride also questioned if a traffic study would be completed and Mr. Houghton said it would. Ms. Meredith-Warren pointed out that it is a very dangerous intersection slightly further south. Mr. McCormack made a comment to the board about Mr. Paul Maisano's article that could potentially be in the this Spring's Town Meeting proposing the property across the street going from commercial to residential. Ms. Colarusso brought up the fact that the SEEM Collaborative may not always be there and the landscape in the area is going to be very different than it is now. Mr. Previdi likened the situation to the same issue as Fallon Rd.

Mr. Previdi invited Planning Board Chairman Gus Niewenhous to speak on behalf of the project and Mr. Niewenhous explained some parameters his board may be putting in place. Mr. Previdi asked if Mr. Niewenhous would be able to comment on Article 17. Article 17 is in regards to the property where a marijuana growing and/or dispensary may be put in place in Stoneham. The

Planning Board has designated an area by BJ's on the Woburn line. The site is already deemed appropriate for adult entertainment. Mr. Dapkiewicz questioned the feasibility of building on the site since according to a map the board had on hand did not show much buildable land. Mr. Niewenhous explained there is approximately 40 acres of land and it is completely within the letter of the law and the town meets all standards for both a marijuana dispensary and adult entertainment facility.

Ms. Meredith-Warren then asked Mr. Niewenhous when his board was planning on issuing a statement on the Weiss Farm property. Mr. Niewenhous explained his board was prepared to issue a well-thought concise statement regarding the project in due time. Ms. Colarusso asked exactly how close the town was to meeting the affordable income housing units quota. Mr. Niewenhous said it the town was close but could not comment on the exact number, and that it was more than the number that Ms. Colarusso mentioned.

Meeting was adjourned at 9:20 PM

Respectfully,

George McCormack